

COMMITTEE AMENDMENT FORM

DATE: 03/16/ 05

COMMITTEE ZONING.

PAGE NUM. (S)

ORDINANCE I. D. #05-O-0124

SECTION (S)

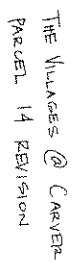
RESOLUTION I. D. #05-R-

PARA.

AMENDS THE LEGISLATION BY ADDING TWO (2) CONDITIONS AND A
NEW SITE PLAN MAP.

**Conditions for
Z-04-150 for Moury Avenue**

1. The site plan submitted by the applicant for Phase V – Carver Redevelopment; 201 (a.k.a. 178) Moury Avenue) received by the Bureau of Planning on 2-18-04.
2. Proposed development shall not exceed maximum F.A.R. of .696 for both parcels.



Municipal Clerk
Atlanta, Georgia

05-O-0124

AN ORDINANCE
BY:

Z-04-150
Date Filed: 12-13-04

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **201 Moury (a.k.a 178) Avenue, S.E.** be changed from the R-G2 (Residential General-Sector 2) District to the R-G-3 C (Residential General-Sector 3 Conditional) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lots 72 and 73, 14th District, Fulton County, Georgia., being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

**Conditions for
Z-04-150 for 178 Moury Avenue**

1. The site plan submitted by the applicant for Phase V – Carver Redevelopment; 201 (a.k.a. 178) Moury Avenue) received by the Bureau of Planning on 12/13/04.
2. Proposed development shall not exceed maximum F.A.R. of .696 for both parcels.

Proposed 8' minimum Building Setback

Senior Citizen Building

Existing Phase II Townhomes

Carver Phase V

Current Zoning: **RC-2**
Proposed Zoning: **RC-3**

Proposed bearing capacity: $\mathbf{R'}$ column as lateral and lateral property lines
Proposed unit cover: $\mathbf{R'}$ 190 to 230 units
Parcel 15: 45 to 50 units
Required parking sector 1: 1.3 per unit (figure) also in Section 3)
Proposed parking sector 1: 1.3 per unit minimum
Required setback: 15' per previous variance
Proposed setback: $\mathbf{R'}$ minimum
Scale: 1" = 1'-0"

North

Existing Phase III Assessments

**Proposed 8' minimum
Building Setback**

Proposed 8' minimum
Building Setback

CARVER PHASE V
Carver Redevelopment
Integral/Russell

BEJAMIN BICKERS DRIVE (50' R/W)

Z-04-150

204150

CARVER PHASE V

REES/DESIGN ASSOCIATES, P.C.
ARCHITECTURE * PLANNING * INTERIORS
2955 PHARR COURT SOUTH SUITE 200
ATLANTA, GEORGIA 30305 (404)240-9299

**Sheet
S-1**

JOE MO:
SCAM MO:
DATE 12-7-88

ALLEN COUNTY, INDIANA